

**Baldwin Hills Community Standards District (CSD)
Community Advisory Panel (CAP)
Minutes: 10/28/10**

A. CALL TO ORDER – 7:07 PM

ROLL CALL (skipped)

*In attendance: (*absent)*

1	West Los Angeles College	Rose Marie Joyce*
2	Los Angeles Unified	Glenn Striegler*
3	Culver City Unified	Scott Zeidman*
4	City of Culver City	Andrew Weissman*
5	County of Los Angeles	Leon Freeman
Homeowners Associations		
6	Windsor Hills	Gary Gless*
7	United (View Park)	Theodore Irving (Troy Green)
8	Blair Hills	Mary Ann Greene*
9	Ladera Heights Civic Assoc.	Carmen Spiva*
10	Culver Crest	John Kuechle
11	Baldwin Hills Estates	Ronda Jones*
12	Raintree	Ian Cousineau*
Oil Field Landowners		
13	Vickers Group Landowners	Jeff Dritley*
14	Cone Trust Landowners	Liz Gosnell
Property Owners who do not belong to an HOA		
15	Homeowner (Non HOA)	George Mallory*
16	Homeowner (Non HOA)	Irma Munoz*
Operator		
17	Ombudsperson	Lisa Paillet (John Martini)
Community Organizations		
18	Baldwin Hills Conservancy	David McNeill
19	The City Project	Robert Garcia (Elise Meerkatz)
20	Community Health Councils	Gwendolyn Flynn
21	Windsor Hills Block Club	Toni McDonald-Tabor

Luis Perez – MRS

Carrie Nagy – Public Health

Rebecca Bernal – Senator Price

B. APPROVAL OF AGENDA - The agenda was accepted.

C. APPROVAL OF MINUTES - Minutes for 8/26/10 were accepted.

D. PXP OPERATIONS UPDATE – Twelve wells have been completed since June and there are seven more wells planned for 2010. Currently, there are four workover rigs and two maintenance rigs on the field. The difference between a workover and maintenance rig lies in the activity being performed. Workover rigs are used to open a new zone in an existing well and maintenance rigs are used for basic repairs and cleaning.

The painting of the equipment on the field is 99% completed. The Community Alert Notification System (CAN) was implemented on September 16, 2010. The results of the soil gas test will be posted on the Inglewood Oil Fields website next week. During the testing, 12 locations were selected for supplemental testing and no signs of methane were found.

The Annual Drilling Plan (ADP) for 2011 was submitted to DRP on October 5, 2010. Comments from the CAP are due November 2, 2010. The ADP proposes 45 new wells and eight re-drills. Depths proposed in the 2011 ADP range from 2,327-6,198 ft. PXP will confirm the maximum depth reached in the 2010 ADP as well as the depth of the well when the 2005 gas pocket incident occurred. One new drilling pad is proposed in the 2011 ADP, which was carried over from the 2010 ADP. Ten wells are considered for abandonment.

On October 6th, there was a pump failure on the field which resulted in a tank overflow. The primary containment of 10,000 barrel capacity overflowed into the secondary containment which performed as intended. The subsequent clean up was completed within 24 hours.

- E. CAP/OPEN DISCUSSION - The 3rd Quarter Complaint Log consists of 3 complaints received. If a complainant calls SCAQMD, and if SCAQMD notifies PXP, the complaint will be reported to Regional Planning and recorded in the complaint log in abundance of caution. CAP members commented that the PXP hotline number needs to be more visible and marketable. Even given that signage spaced at intervals around the perimeter of the field has been in place for over a year, the issue is that the number itself is not memorable. The CAP suggested changing the number to a more easily remembered mnemonic which will be investigated.

Odor complaints by nature are very difficult to substantiate. An odor complaint is labeled “unsubstantiated” when nothing registers on the air monitors and when PXP and/or SCAQMD personnel are unable to detect it or otherwise relate it to drilling. It was noted separately that the City of Los Angeles Bureau of Sanitation installed an odor scrubber related to the sewer project in the 1600 block of West Jefferson two weeks ago which appears to have helped with odors in that area.

DRP was notified by email on October 4, 2010 about a localized electrical outage in Windsor Hills due to flooding of an electrical vault. There were initial questions from residents as to whether the water may have been related to oil field activities. Edison later claimed full responsibility for this incident indicating that the outage was caused by a broken and that flooding of an electrical vault is not necessarily an unusual event. When it occurs, it is generally caused by rain or residential irrigation runoff. Scott Coberon, Southern California Edison Community Liaison, is available to address concerns from the community and can be reached at (310) 328-5777.

In 2009, PXP submitted an application for a new flare to SCAQMD. DRP is in the process of setting up a meeting with SCAQMD to discuss the new flare application and will provide a status update at a future meeting.

The Culver City Dog Park was closed due to an abandoned well that was leaking water and very low levels of methane gas. The City of Culver City determined that the leaking well did not pose a public health risk. On September 28, 2010, PXP was notified of the incident and subsequently determined that the wells in the dog park had been operated separately from the Inglewood Oil Field. There are four abandoned wells within the area and the well that leaked was abandoned in the early 1970s by Atlantic Oil Company. PXP stopped all injection activities within a ¼ mile radius of the leak as required by DOGGR while the incident is investigated. PXP will act as the agent for Atlantic Oil Company because Atlantic has no local operators available to properly re-abandon the well. Permits have been received from DOGGR and Culver City Fire however PXP is waiting on a license agreement from the City of Culver City to enter the dog park and commence work. There is no surface expression when a well is abandoned. A properly abandoned well will ensure that nothing from the subsurface can find its way to the surface. Remediation funding was provided by the EPA for the dog park area however the abandonment of the wells was not verified at the time of purchase.

PXP submitted the 2011 Annual Drilling Plan on October 5, 2010. The CAP has until November 2, 2010 to submit comments. CAP members commented that they would like to see standards if alterations to the schedule occur. PXP indicated that the approximated schedule is subject to field conditions however, they are prevented from drilling more than the total number of wells approved. Additionally, regardless of any schedule modification they must abide by the overconcentration edict and issues with locating a rig in the same place for an extended period of time. CAP members commented they would like to see additional language showing a litmus test of overconcentration in the 2011 ADP. Regarding the language written in page 16 of the 2011 ADP about the gas buster and portable flare, CAP members

commented that they would like to see the language to reflect that the gas buster and portable flare will be hooked up and be ready for use at all times.

A CAP member raised concern regarding dust tracking out of the field and accumulating on Stocker and Fairfax and pointed out that there are no grates for the trucks at the entrances of the oil field. PXP responded that their street sweepers routinely cover the entrances a minimum of three times a week and that during rainy days, trucks are hosed down before leaving the field. Regional Planning will investigate and report back.

The usual Regional Planning update was inadvertently omitted from this agenda. ECC compliance report is based on information taken from checklists created by the ECC for numerous site visits at different times of the day and night. ECC is present to monitor events of mishaps and receives daily reports from operators. Regional Planning will check to see if the checklists can be released publicly.

David McNeill met with Los Angeles City and Los Angeles County to discuss the expensive process of bringing reclaimed water to the area. PXP was asked to consider offering their support in this effort.

I. PUBLIC COMMENT

- J. ANNOUNCEMENTS – Information for Lisa Paillet, PXP Ombudsperson is listed on the agenda. DRP is required to announce the Ombudsperson's information twice a year as mandated by the CSD.

The next MACC meeting will be on November 4, 2010.

Next meeting will be Thursday, December 9, 2010 at 7 PM.

K. ADJOURNED 9:00 PM